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| Depth/Size (ft): | | Bedrooms: | 2 | Approx. Year Built: | 1987 |
| Frontage (ft): | | Bathrooms: | 2 | Age: | 37 |
| Lot Area: | | Full Baths: | 2 | Zoning: | RES |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$0.00 |
| Rear Yard Exp: | | Maint. Fee: | 180.25 | For Tax Year: | 2023 |
| View: | No | | | P.I.D.: | 008-028-672 |

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| Style of Home: | Rancher/Bungalow | Parking: | Total: 2 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Vinyl | Parking Access: | |
| Foundation: | | Parking: | Garage; Single |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | 90 - Total Units in Strata: 90 |
| # of Fireplaces: | 0 - Fuel: Natural Gas | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Baseboard | Property Disc: | Yes |
| Outdoor Area: | Sundeck(s) | PAD Rental: | 0.00 |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Mixed | Fixtures Rmvd: | No |

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|---------------------|--|
| View: | No |
| Mgmt. Company: | Fraser Campbell |
| Complex / Subdiv: | Gateway Gardens |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer |
| Legal: | LOT 16, PLAN NWS2584, PART NE1/4, SECTION 12, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 |
| Amenities: | In Suite Laundry |
| Site Influences: | Gated Complex,Golf Course Nearby,Private Yard |
| Features: | Clothes Washer/Dryer,Dishwasher,Oven - Built In,Refrigerator,Security System,Stove,Vacuum - Built In |
| Bylaw Restrict: | Pets Allowed w/Rest. |
| Listing Broker(s): | Hugh & McKinnon Realty Ltd. |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|------------|-------|------|------------|
| Main | Kitchen | 8'6 x 8' | | | |
| Main | Living Room | 14' x 12' | | | |
| Main | Dining Room | 8'6 x 12' | | | |
| Main | Other | 12'3 x 8'6 | | | |
| Main | Primary Bedroom | 14' x 12'6 | | | |
| Main | Bedroom | 12' x 11' | | | |

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|-------------------------|------------|----------------------------|--------------------------|----------------|-------------|----------|
| Finished Floor (Main): | 1,163 sqft | # Of Rooms: | 6 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 4 | Yes |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 1 | Main | 3 | No |
| Finished Floor (Bsmt): | 0 sqft | Crawl/Bsmt Height: | | | | |
| Finished Floor (Total): | 1,163 sqft | Basement: | None | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | | | | |
| Grand Total: | 1,163 sqft | # Of Pets: | 1 - Cats: Yes, Dogs: Yes | | | |

Peaceful,quiet,private,relaxing, bright and comfortable. These are just a few words to describe this well laid out two bedroom two bathroom rancher in the highly desired Gateway Gardens complex. This home is on the quiet side of the complex and has tons of private fenced yard space. It has a sundeck out front facing east for morning sun, two more patios that are covered for shade on the south side of the home with a larger yard space in the back facing west. The floor plan offers large rooms with open concept and has newer hot water tank built in vac, large laundry room with clothes washer dryer, new fridge , stove microwave dishwasher. Hurry and book an showing today. This one won't last